

As presented to the Planning Board on July 7, 2015

Vacant Buildings Redevelopment Plan

Adopted August 18, 1999
Amended September 8, 1999
Amended January 14, 2004
Amended February 14, 2007
Amended _____

Text that is added to various plans is in bold, underlined and highlighted **like this**.
Text to be omitted by a floor amendment is strikethrough ~~like this~~.

City of Jersey City
Division of City Planning

INTRODUCTION

On January 13, 1999, the Municipal Council of the City of Jersey City passed a resolution authorizing the planning board to conduct a preliminary investigation to determine if the properties contained within the Vacant Buildings Study Area (hereinafter referred to as the Study Area) qualifies as an area in need of redevelopment. Following such a determination, and adoption of such determination by the Council, it is required that a Redevelopment Plan also be adopted. This document is the proposed Redevelopment Plan (hereinafter referred to as the Plan) for the proposed Vacant Buildings Redevelopment Area (hereinafter referred to as the Redevelopment Area).

On May 13, 2015, the Municipal Council of the City of Jersey City passed a resolution authorizing the planning board to conduct a preliminary investigation to determine if a second round of vacant buildings called the New Vacant Buildings Study Area (hereinafter referred to as the Study Area) qualifies as an area in need of redevelopment. Following such a determination, and adoption of such determination by the Council, it is required that a Redevelopment Plan also be adopted. In lieu of a new redevelopment plan, this plan is being amended to include the properties identified as an area in need of redevelopment in the New Vacant Buildings Study Area.

I. BOUNDARY DESCRIPTION

The Redevelopment Area consists of those Vacant Building Study Area **and New Vacant Buildings Study Area properties** that were recommended to the Municipal Council by the Planning Board to be declared an area in need of redevelopment (Table 1). These properties are scattered throughout the City of Jersey City.

Table 1: Vacant Buildings Redevelopment Area Properties

ADDRESS	Block	Lot	BLOCK	LOT
172-174 First Street	173	D	11502	12
248 Grove Street	199	C-1	14103	54
212 York Street	200	d-1	14102	17
325-329 Marin Blvd.	205	25		
685-691 Luis Marin Boulevard	228	C4		
48 Wayne Street	239	32	12901	19
353-357 Grove Street	242	L-1		
517 Manila Avenue	252	F	8803	6
277 Grove Street	277	24	12905	20
75 Erie St.	279	K	11205	24

ADDRESS	Block	Lot	BLOCK	LOT
93 Erie St.	280	F	11204	2
231 Seventh Street	281	b	11203	12
103 Erie St.	281	J	11203	22
231-233 Eighth Street	282	D	10005	12
113 Wayne Street	308	Q	12802	15
306 Second Street	314	13.3B	11108	31
286.5 Sixth Street	318	P	11202	38
266 Sixth Street	318	9	11202	26
130 Coles Street	319	W	10006	44
132 Coles St.	319	X	10006	45
128 Bright St.	342	26	13901	22
325 Fourth Street	352	C.1	11101	8
317 Fifth St.	353	G.1	11208	15
325 Fifth St.	353	26	11208	10
91 Coles Street	354	H.1	11209	18
303 Seventh Street	355	31	11201	12
327.5 Eighth Street	356	L.1	10007	7
387 Monmouth Street	384	B	11005	15
417 Monmouth Street	387	22	9902	16
333 Fourth Street	387	24	9902	14
342 Fifth Street	389	H	9905	32
479 Monmouth Street	391	4	9908	27
379 First Street	409	14	12603	14
386 7th Street	417	X		
407 Third Street	431	57	11008	7
12 Magnolia Avenue	512	15	9705	35
153 Chestnut Avenue	518	B	9601	25
159 Palisade Avenue	555	C	5904	22
33 Concord Street	558	C.1	6808	17
35 Concord Street	558	D.1	6808	16
398 Baldwin Avenue	558	16.A	6808	32
42 St. Paul's Avenue	559	11	6802	24
Hoboken Avenue	561	5.B, 6.B		
63 - 65 Fleet St.	561	30.A	6806	8
		31A		
59 St. Paul's Avenue	562	28.A	6807	9
57 St. Paul's Ave.	562	30.A	6807	10
100 Hopkins Avenue	569	6	5704	25

ADDRESS	Block	Lot	BLOCK	LOT
43 Central Avenue	573	A	6603	28
139 Laidlaw Avenue	577	35.A	5602	20
126 Beacon Avenue	577	36	5602	37
188 Tonnele Avenue	616	2.B	7801	14
86 Liberty Avenue	634	195	6304	34
34 Covert Street	640	96	5301	27
96 Laidlaw Avenue	701	9.A	5706	33
100 Laidlaw Avenue	701	81.A	5706	35
165 Oakland Avenue	705	8.C	4901	26
126 Ogden Avenue	723	8	5202	14
19 Sherman Ave.	734	402.A	4402	28
153 New York Avenue	737	158	4505	23
132 New York Avenue	738	64	4504	5
3 Cambridge Avenue	743	23.E	4404	37
61 Hutton St.	745	E	4406	6
62 Sherman Avenue	746	320	4502	8
183 New York Avenue	747	143	4503	20
169 New York Avenue	747	150	4503	27
166 New York Avenue	748	81	3901	4
247 Ogden Avenue	749	80.1	3903	51
107 Mountain Road	750	61.A	3904	44
51 Hancock Avenue	754	11	3802	14
69 Griffith St.	757	F	3805	3
71 Griffith Street	757	G	3805	2
235 New York Avenue	757	117	3805	5
87 Bowers Street	764	C	2903	3
84 Griffith Street	765	K.1	2904	27
258 New York Avenue	767	J	3001	41
420 Central Avenue	771	27	2201	22
193 Sherman Avenue	773	R	2205	31
176-182 Sherman Avenue	774	S	2301	2
554A Palisade Ave.	777	28.B	2401	25
385 Ogden Avenue	777	35.B	2401	31
86 South Street	782	N.2	2203	41
88-90 South Street	782	N.3	2203	42
35 Hague Street	807	S.F	503	2
543 Central Ave.	810	1.H	803	25
507 Central Ave.	812	4.A	1505	28

ADDRESS	Block	Lot	BLOCK	LOT
22-24 Paterson Street	815	474.A	1506	33
159 Congress Street	816	348	1503	7
64 Beach Street	849	16.A	4301	32
1023 Summit Ave.	869	86.A	2705	17
1021 Summit Ave.	869	87.A	2705	18
231 South Street	871	40	2104	10
3673 Kennedy Blvd.	894	3	403	32
286 Manhattan Avenue	939	8.A	3305	1
117 Lake St.	947	35	4603	12
3199 Kennedy Blvd	953	1	5401	16
171 Liberty Avenue	954	2	5304	14
491 Tonnele Avenue	975	11	3201	29
567 Tonnele Avenue	979	4		
112 Greenville Avenue	1264	44.B	28002	18
26 Terhune Avenue	1274.5	17	26902	16
279 Armstrong Ave.	1280.A	22	25401	21
378 Armstrong Avenue	1280.D	72	24703	63
268 Woodlawn Avenue	1281.A	51	24804	40
79 Bergen Avenue	1282.C	33.A	24801	14
77 Bergen Avenue	1282.C	35.A	24801	15
270 Dwight Street	1282.D	36	23903	23
161 Bergen Ave.	1284.5	5.C	23001	30
155 Bergen Avenue	1284.5	7.B	23001	33
224 Bergen Ave.	1301	7.B	23103	45
134 Bostwick Ave.	1301	17.A	23103	37
85-87 Bostwick Ave.	1305	6	23501	4
71 Bostwick Ave.	1305	15.a	23501	10
111 Bostwick Ave.	1306	24.A	23405	22
109 Bostwick Ave.	1306	25.C	23405	23
240 Bayview Avenue	1308	6	23404	52
148 Bayview Avenue	1309	9	23502	82
162 Bayview Avenue	1309	16	23502	89
184 Bayview Ave.	1309	27.A	23502	100
141 Wilkinson Avenue	1309	30	23502	19
145 Bayview Avenue	1314	7.A	24001	13
175-175A Bayview Ave.	1314	22	24001	4
146 Bidwell Avenue	1314	71.A	24001	65
207 Bayview Ave.	1315	31.D	23403	25

ADDRESS	Block	Lot	BLOCK	LOT
228-230 Stegman Street	1317	7.A	23401	29
183 Wegman Parkway	1318	187.A	25001	6
155 Bidwell Avenue	1319	122	24002	18
98 Van Cleef Street	1322	172	24002	69
96 Van Cleef Street	1322	173	24002	68
232-234 Dwight Street	1327	A.14	24905	31
228 Dwight Street	1327	22	24905	30
86 Woodlawn Avenue	1333	20.C	25805	1
101 Fulton Ave.	1334	9	25803	9
138 Woodlawn Avenue	1335	28	25703	36
168 Woodlawn Ave.	1336	31.A	25603	37
222 Armstrong Avenue	1338	H.2	24902	30
30 Bergen Ave.	1338	22.A	24902	5
155 Woodlawn Avenue	1339	13	25602	16
123 Woodlawn Avenue	1340	15	25702	10
94-96 Armstrong Avenue	1341	1.A	25802	40
98-100 Armstrong Ave.	1341	2.A	25802	41
81 Woodlawn Avenue	1341	17	25802	14
90 Armstrong Avenue	1341	41.A	25802	38
407 Ocean Avenue	1341	56	25802	25
111 Armstrong Ave.	1342	9	25701	19
80 Van Nostrand Ave.	1342	10.Dup	25801	33
82 Van Nostrand Ave	1342	11.Dup	25801	34
205 Armstrong Ave	1344	55	24901	11
383 Ocean Avenue	1347	7.C	26501	29
50 Stevens Avenue	1347	50	26501	56
45 Stevens Avenue	1348	27.C	26502	9
119 Rutgers Avenue	1349	5	26403	18
40 M.L. King Drive	1352	E.20	26404	42
99 Rutgers Avenue	1352	C.7	26404	13
44 Warner Avenue	1353	B5	26503	47
63 Wade St.	1353	E.13	26503	3
2 Warner Avenue	1353	6.A	26503	33
18 Martin Luther King Drive	1357	125.A	27002	19
93 Warner Avenue	1358	C.10	27003	2
91 Warner Ave.	1358	C.9	27003	3
58 Rose Avenue	1359	153.A	27102	3
13 Sheffield Street	1361.5	18	27203	5

ADDRESS	Block	Lot	BLOCK	LOT
1700 Kennedy Blvd	1369	86.B	28601	28
109-111 Old Bergen Road	1376	42.M	29601	38
94 Pamrapo Avenue	1379	W.47	29801	84
9 Pamrapo Avenue	1380	A	29902	41
71 Pamrapo Ave.	1380	w.34	29902	16
116 Seaview Avenue	1412	13.A	29301	27
113 Ocean Avenue	1413	21.a	29302	24
33 Bartholdi Ave.	1414	17.E	29303	5
42 Bartholdi Ave.	1415	40.A	29304	38
38 Neptune Avenue	1430	39.A	30102	27
292 Princeton Avenue	1432	S.1	29505	28
44 Pearsall Avenue	1435	3	29503	33
13 Cator Avenue	1439	E.1	28902	10
370 Princeton Avenue	1440	B.2	28904	12
13 Van Nostrand Avenue	1463	B.15	26602	27
37 Van Nostrand Avenue	1463	B.32	26602	17
38 Van Nostrand Avenue	1464	B	25901	43.02
42 Armstrong Ave.	1465	8.DUP	25902	34
46 Woodlawn Avenue	1470	7.E	25903	56
631 Garfield Avenue	1474	45.A	24102	38
60 Bidwell Avenue	1475	76	24101	67
47 Arlington Avenue	1477	P	23603	10
15-17 Wright Avenue	1615	44	10301	81
11-13 Wallis Ave.	1616	E	10203	70
225 Freeman Avenue	1653	147	14601	5
294 Duncan Avenue	1654	3	14602	41
211 Plainfield Avenue	1654	42	14602	1.02
203 Nunda Avenue	1656	251	14701	14
229 Duncan Avenue	1664.5	15.A	16101	15
76 Condict Street	1665.5	64	16101	69
24 Delaware Avenue	1743	22	18205	20
26 Roosevelt Avenue	1744	77.A	18206	38
569 Westside Avenue	1744	79.C	18206	28
204 Lexington Avenue	1748	74	19201	89
187 Lexington Avenue	1749	57.C	19202	20
289 Grant Avenue	1777	131.A	22202	12
158 Grant Avenue	1779	E.2	22402	13
266 Claremont Avenue	1782	118	22304	22

ADDRESS	Block	Lot	BLOCK	LOT
285 Bergen Ave.	1783	3	22403	11
299-301 Bergen Avenue	1784	1-C	22404	18
207 Virginia Avenue	1790	30	20901	21
161 Virginia Avenue	1791	9	21002	11
156 Virginia Avenue	1792	117	21001	32
144-46 Virginia Avenue	1792	120-D	21001	28
12 Boyd Ave.	1795	B	19404	34
403 Bergen Avenue	1795	76-B	19404	26
258.5 Union Street	1796	E		
461 Bergen Avenue	1800	C	18402	15
41 Oxford Avenue	1800	14	18402	4
68 Lexington Avenue	1801	65	19301	39
70-72 Lexington Avenue	1801	67	19301	40
477 Bergen Ave.	1803	R-1	18403	25
479 Bergen Avenue	1803	S-1	18403	24
149 Clinton Avenue	1803	51	18403	16
745 Communipaw Avenue	1806	47-A	18302	22
159 Harrison Avenue	1808	53-A	18406	10
176 Harrison Avenue	1810	21	17804	11
37 Bentley Avenue	1810	32-B	17803	7
41 Bentley Avenue	1810	32-D	17803	5
736 Westside Avenue	1822	1-B	16401	80
242 Jewett Ave	1822	20-B	16401	59
673 Bergen Ave	1824	A	16502	27
675 Bergen Avenue	1824	B	16502	27
669 Bergen Avenue	1824	3-B	16502	28
108 Duncan Avenue	1827	J-2	16301	51
142 Duncan Avenue	1827	19-H	16301	59
128 Glenwood Ave	1834	25	13204	58
102 Dekalb Avenue	1839	C-1	13201	21
25 Weldon St	1840	48-e	12007	20
851 Pavonia Ave.	1849	7	10503	5
401 Summit Avenue	1867	35	10704	10
445 Mercer Street	1890	H	12406	10
9 Mill Road	1890	B-1		
475 Mercer Street	1892	D-1	13502	10
70 Jordan Avenue	1893	36	12201	4
527 Mercer Street	1898	40-B	13503	1

ADDRESS	Block	Lot	BLOCK	LOT
208 Summit Avenue	1900	36.A	15103	20
681 Montgomery Street	1901	1.E	15102	1
1 Orchard Street	1905	F	15201	49
78 Storms Avenue	1905	W	15201	24
108 Storms Avenue	1905.5	T	15004	28
33-35 Storms Ave.	1907	28.F	15203	27
24 Reed Street	1908	1.D	15002	28
54 Jewett Avenue	1912	F	16801	38
52 Jewett Avenue	1912	G	16801	37
53 Gardner Avenue	1919	U	16803	12
47 Gardner Avenue	1919	44	16803	16
70 Belmont Avenue	1919	68.A	16803	67
99 Crescent Avenue	1922	T.3	16903	24
58 Astor Place	1923	42	17002	44
18-20 Park Street	1925	44.B	17003	7
12 Park Street	1925	58.A	17003	6
92 Crescent Avenue	1926	10	17001	20
67 Astor Pl.	1926	18	17001	28
35 Astor Place	1926	34	17001	44
61 Park Street	1926	37	17001	46
33 Park Street	1926	66	17001	13
71 Crescent Avenue	1927	WX	16902	31
41 Crescent Avenue	1928	A	16901	22
51 Crescent Avenue	1928	F	16901	17
17 Brinkerhoff St.	1928	P.1	16901	10
122.5 Harrison Avenue	1930	H	17906	48
98.5 - 102 Harrison Ave	1930	B.1	17906	40
73 Brinkerhoff Street	1930	20.A	17906	11
82 Clinton Avenue	1936	16		
58 Seidler Street	1936	31		
68 Madison Avenue	1939	A	18603	8
60 Madison Avenue	1939	U	18603	4
561 Communipaw Avenue	1939	19	18603	18
746 Grand Street	1942	K	18703	9
22 Mc Dougall Street	1945	26.A	18704	14
350 Randolph Avenue	1947	13	19703	31
342 Randolph Avenue	1947	17	19703	27
786-92 Grand Street	1950	T.1	18801	13

ADDRESS	Block	Lot	BLOCK	LOT
21-25 Clinton Ave.	1950	T.20	18801	5
800 Grand Street	1950	E.21	18801	16
802 Grand Street	1950	W.21	18801	17
27 Clinton Avenue	1950	T.8	18801	4
804 Grand Street	1950	22	18801	18
814 Grand Street	1950	26.5	18801	23
832 Grand Street	1950	31.5	18801	32
26 Seidler Street	1953	28.B	18503	33
592 Bramhall Avenue	1954	N	18502	17
622 Bramhall Avenue	1956	80	18506	10
444 Bergen Avenue	1957	2.A	18505	30
113 Atlantic St.	1958	C	19402	4
202 Union Street	1958	98	19402	27
146.5 Union St	1959	X	19501	34
53 Atlantic St.	1959	G.1	19501	23
82 Atlantic Street	1960	70	18504	44
76 Union Street	1963	F	19602	14
826 Ocean Avenue	1963	12.A	19602	31
245 Randolph Avenue	1965	N	19701	32
307 Arlington Avenue	1969	10	21304	6
81 Union Street	1970	J	21302	10
75 Union Street	1970	M	21302	13
71 Union Street	1970	O	21302	15
55 Union Street	1970	X	21302	23
245 Clerk St.	1970	6	21302	34
251 Clerk St.	1970	9.C	21302	31
15.5 Oak St.	1972	5.A		
400 Bergen Avenue	1976	G	19403	29
197 Union Street	1976	93	19403	6
205-207 Union Street	1976	103.A	19403	2
118 Oak Street	1976	104.A	19403	25
322 Forrest Street	1977	48.C	19503	45
342 Forrest Street	1977	68	19503	57
346 Forrest Street	1977	72.A	19503	59
85-87 Oak Street	1977	75	19503	20
95 Oak Street	1977	83	19503	16
363 Forrest Street	1978	D	21101	13
351 Forrest Street	1978	1.A	21101	18

ADDRESS	Block	Lot	BLOCK	LOT
93.5 Kearney Avenue	1983	83	22502	20
210 Myrtle Avenue	1986	F.8	23102	47
107 Grant Ave.	1986	44.A	23102	17
121 Grant Avenue	1986	52.B	23102	10
39 Grant Avenue	1988	3.A	23202	20
36 Grant Avenue	1989	6.A	23201	34
34 Grant Avenue	1989	8.A	23201	33
133 Claremont Avenue	1990	48	22604	10
21-23 Orient Avenue	1992	408	22603	4
197 Clerk St.	1999	P	21401	20
229 Clerk St.	1999	F.1	21401	4
217 Clerk Street	1999	19.B	21401	10
181 Clerk St.	1999	26.B	21401	27
249 Arlington Ave	2000	1.C	21402	12
170 Carteret Avenue	2000	1.G	21402	39
231A Arlington Avenue	2000	17.D	21402	24
167 Randolph Avenue	2001	22	21403	20
118 Carteret Avenue	2002	1.K	21404	7
176 Arlington Ave	2009	11.A	22703	39
666 Ocean Avenue	2011	Z	22701	35
165 Clerk Street	2011	O.2	22701	9
131 Clerk Street	2011	21.B	22701	24
99 Clerk Street	2012	K	23301	4
83 Clerk St.	2012	17.B	23301	8
29 Westervelt Place	2062	28	17204	8
34 Center Street	2135	1	13803	1
38 Center Street	2135	3	13803	3
44 Center Street	2135	22	13803	6
332 Whiton Street			19005	30
248 Grove Street			14103	54
18 McDougall Street			18704	12
67 Clerk Street			23301	15
165 Clerk Street			22701	9
163 Clerk Street			22701	10
9 Myrtle Avenue			23703	13
35 Dwight Street			25202	14
167 Armstrong Avenue			25601	13
329 Forrest Street			21101	26

ADDRESS	Block	Lot	BLOCK	LOT
182 Claremont Avenue			22503	58
81 Orient Avenue			22503	34
2131 Kennedy Boulevard			22303	30
142 Boyd Avenue			20502	58
404 Palisade Avenue			3903	18
80 Bowers Street			2205	45
354 Ogden Avenue			2404	9
671 Palisade Avenue			1702	2
208 Columbus Drive			12703	1

II. GOAL

The goal is to bring the Study Area's stock of vacant buildings back into productive use -- as assets to the neighborhoods and contributors to the tax rolls.

III. OBJECTIVES

To redevelop or rehabilitate each individual property in accordance with land use, density and design standard objectives and criteria for the surrounding environment.

IV. STRATEGIC PLAN

To acquire land and structures, and dispose of same to designated developers to rebuild or rehabilitate as appropriate. Building design and use shall conform with existing underlying zoning, except where continuance of a non-conforming use is appropriate and not detrimental to the health, safety or welfare of the surrounding neighborhood.

V. LAND USE AND DESIGN

A. Because of the scattered nature of this redevelopment plan, it is impractical to have a land use and design provision custom tailored to each parcel. Therefore, this Plan shall utilize the Municipal Zoning Ordinance, as amended, as the prevailing set of development regulations for all parcels within this Plan. In addition, the following shall apply:

1. All parcels shall meet the following requirements:
 - a. Chain link fencing shall be prohibited on yards that abut the public right-of-way.
 - b. A minimum of one tree, that is a minimum of 3 to 3-1/2 inches in caliper, shall be planted for every twenty-five feet of street frontage.
2. Established non-conforming uses may utilize grandfathered rights, **except** for the properties that are listed in Table 2.

Table 2: Exceptions

ADDRESS	Block	Lot	BLOCK	LOT
2 Warner Avenue	1353	6.A	26503	33
78 Storms Avenue	1905	W	15201	24
353-357 Grove Street	242	L.1		
370 Princeton Avenue	1440	B.2	28904	12
63-65 Fleet Street	561	5.B, 6.B, 30.A and 31.A	6806	8

3. For the parcel **at 353-357 Grove Street (Block 242, Lot L.1)**, the following land use shall be permitted for the building that exists at the time of adoption of this Plan: A mixed use residential/commercial/retail building with a one (1) story addition above a three (3) story brick structure, with sixteen (16) dwelling units, two (2) commercial/retail spaces, and eight hundred fifty (850) square feet of roof deck. Permission for this project, as described herein, is contingent upon a minimum of eight (8) off-street parking spaces being provided, either on said parcel, or on an adjacent parcel. Any roof deck railings shall either not be visible from the street or designed to be aesthetically compatible with the building façade. Any stair or elevator housing shall be constructed of materials and colors which are compatible with the brick façade of the Grove Street frontage. The sidewalk along the Bay Street frontage shall be replaced prior to the installation of street trees, and tree pits and trees shall be included within the sidewalk area. If feasible, and agreeable to PSE&G, the electric utility pole on the Bay Street side of the project shall be relocated; otherwise, the poles shall be painted or otherwise made to blend more compatibly with the building façade.

4. For the parcels located at 63-65 Fleet Street, Block ~~561~~ **6806**, Lots ~~5-B, 6-B, 30-A~~ and ~~31-A~~ **8**; the following standards shall also apply:
- a. Two residential buildings are permitted on this property. One shall be located along the Fleet Street Frontage and the second shall be located on the southern portion of the site and facing Hoboken Avenue.
 - b. Minimum setbacks to the building shall be as follows:
 - Hoboken Avenue frontage – because Hoboken Avenue runs at an angle to the site, the building may be stepped such that the minimum setback shall be 5 feet with a maximum of 15 feet.
 - Fleet Street frontage – a minimum of 4.0 feet.
 - Side yards – 0 feet, except as necessary to accommodate windows in either the proposed or existing structures.
 - There shall be at least 40 feet between the two buildings located on this site. Balconies may extend not more than 5 feet from the building facades into this interior space.
 - c. Maximum Building Height –
 - Building fronting on Fleet Street shall not be taller than 3 stories.
 - Building fronting on Hoboken Street shall not be taller than 5 stories (4 stories of residential over ground floor parking).
 - d. Required Parking –
 - 0.5 space for 1 bedroom units
 - 1.0 space for units with 2 or more bedrooms.
 - At least 50% of the parking spaces shall be located under the building with the remaining spaces in a surface parking area between the buildings.
 - Parking provided in the area between the two buildings shall be appropriately landscaped at the property edges.
 - e. Additional design and landscape standards:
 - Buildings shall be designed to be attractive from all vantage points, with each façade being of equal importance.
 - The front façade of the building along Fleet Street shall be oriented toward the street so as to contribute to the overall liveliness of the pedestrian environment and shall be designed to include traditional design elements found in the surrounding area such as a front stoop or porch, bay windows, a traditional cornice and other similar features. The façade material shall be primarily masonry.
 - The front façade of the building located on the southern portion of the development parcel shall be oriented toward Hoboken Avenue and shall be designed to contain traditional design elements found in a

front façade. The principal pedestrian entrance and lobby shall be located in the façade facing Hoboken Avenue which shall function as a “front door” into the building directly from Hoboken Avenue and provide access into the building elevator lobby. The façade material shall be primarily masonry.

- A decorative landscaped garden area shall be located between the building and Hoboken Avenue. A decorative wall and fence shall be constructed along the Hoboken Avenue street line. A pedestrian scale entrance gate shall also be provided along this frontage, which will provide pedestrian access to the property from Hoboken Avenue.
- A pedestrian entrance shall also be provided into and through the Fleet Street building to provide access from Fleet Street. This entrance shall be designed to resemble a typical doorway entrance into a residential structure.
- Pedestrian access between the two buildings and between the Hoboken Avenue and Fleet Street access points shall be provided in the form of a sidewalk, which may be landscaped or covered with a canopy.
- Vehicular access to the parking areas for both buildings shall be from Fleet Street. The vehicular access shall include a garage door to provide security and visually screen the parking beyond. The garage door shall be residential in scale and compatible with the architectural design of the building. No vehicular access shall be permitted from Hoboken Avenue.

VI. DENSITY

- A. For residential structures that exist at the time of adoption of this Plan, the maximum permitted number of dwelling units per building shall be the number of dwelling units that are recorded for that particular building, at the time of adoption of this Plan, by the municipal tax assessor, except for the following.
1. A maximum of sixteen (16) residential units shall be permitted on the site at 63-65 Fleet Street consisting of Block 561 **6806**, Lot **8** ~~30-A, 31A, 5-B and 6-B~~ as part of an approved new construction residential project, with a maximum of twelve (12) dwelling units within the building fronting on Hoboken Avenue, and a maximum of four (4) dwelling units within the building fronting on Fleet Street. One bedroom units shall not be less than 700 square feet in area, two bedroom units shall not be less than 950 square feet in area three bedroom units shall not be less than 1300 square feet.
- B. For the building that exists at 353-357 Grove Street at the time of adoption of this Plan, residential density shall be as described within the land use section of this Plan.
- C. For all other parcels, residential density shall be as provided for by the Municipal Zoning Ordinance, as amended.

VII. LANDSCAPING REPLACEMENT

Any landscaping that is not resistant to the urban environment, or that dies within two (2) years of planting, shall be replaced by the developer.

VIII. GENERAL ADMINISTRATIVE PROVISIONS

- A. This Redevelopment Plan shall supersede all provisions of the Jersey City Zoning Ordinance that are specifically addressed herein. Provisions of the Jersey City Zoning Ordinance that are not specifically addressed herein shall be in full force and effect.
- B. Required compliance with superceded zoning shall also comply with subsequent changes to the zoning ordinance.
- C. The Zoning map shall be amended to note that this Plan includes properties scattered throughout the municipality and shall at a minimum include an attached appendix that lists all properties that constitute this Plan.
- D. The regulations and controls in this Plan may be implemented, where applicable, by appropriate covenants, or other provisions, or through agreements for land disposition and conveyances executed thereto.
- E. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment.
- F. **Severability** If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.
- G. **Duration** The provisions of this plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the original date of approval of this Plan by the Jersey City Municipal council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.
- H. **Procedure for Amending the Plan** This Plan may be amended from time to time upon compliance with the requirements of law. A fee of five hundred dollars (\$500), plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this Plan. If there is a designated developer, as provided for under NJSA 40A:12A-1 et. seq., said developer shall pay these costs. If there is no developer the appropriate agency shall be responsible for any and all such costs.

- I. **Deviations** The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan. An application for a deviation from the requirements of this redevelopment plan shall provide public notice of such application in accord with the requirements of public notice as set forth in NJSA 40:55D-12.a. & b.

IX. THRESHOLDS FOR SITE PLAN REVIEW

The following categories of site plans for new construction, rehabilitation and additions shall fall within the review threshold and must receive Planning Board approval prior to issuance of either a building permit or certificate of occupancy of any type:

- A. Residential. Creation or renovation of ten (10) or more dwelling units, regardless of number of structures and/or phases, and whether developed by one (1) entity or several-, provided, however, that the following sites shall require site plan review and approval by the Planning Board regardless of the number of dwelling units:
1. 63-65 Fleet Street
- B. Nonresidential:
1. Projects on parcels of ten thousand (10,000) or more square feet.
 2. Projects whose total gross floor area is ten thousand (10,000) or more square feet.
- C. Common for residential and nonresidential:
1. Additions increasing gross floor area by fifty percent (50%) or more.
 2. Additions increasing coverage by all structures on a project parcel by fifty percent (50%) or more.
 3. Additions increasing gross floor area of all structures on a project parcel by fifty percent (50%) or more.
 4. Off-street parking facilities.

5. Changes in use requiring alteration of existing parking and/or loading facilities.
6. Changes in the volume and/or configuration of existing parking and/or loading facilities.
7. Alteration in use.

X. PERMITTING

- A. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Site plan review shall consist of a preliminary site plan application and a final site plan application. Submission of a site plan and site plan application shall conform with the requirements of the Municipal Zoning Ordinance and this Plan. Applications may be submitted for an entire project or in phases. Preliminary site plan approval for any phase shall entitle an applicant to building permits. Final site plan approval for any phase shall not be granted unless or until that phase is substantially complete, or performance guarantees for site improvements for that phase have been furnished by the redeveloper in accordance with NJSA 40:55D-53.
- B. **No Certificate of Occupancy (CO) of any type** shall be issued for any construction until the Planning Board has given final site plan approval for the phase in which such construction is located. As part of site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City, and be in a form approved by the Corporation Counsel or the Planning Board attorney. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of site improvements within one (1) year of final site plan approval.

XI. INTERIM USES

Interim uses shall not include retail, commercial or industrial uses for parcels that are located in residential zones. Other interim uses may be established, subject to agreement by the developers with the Planning Board that such uses will not have an adverse effect upon existing or contemplated development during the interim use period. Such interim use period may not exceed three (3) years, and is renewable.

XII. ACQUISITION

All parcels listed in Table 1 are to be acquired.

XIII. AMENDMENTS TO OTHER REDEVELOPMENT PLANS

The following properties shall be added to the acquisition schedules of the redevelopment plan within which they are contained. Each of the noted plans shall be amended to show the change to their acquisition schedules.

Table 3: Properties to add to acquisition schedules

Redevelopment Plan	Address	Block	Lot	<u>Block</u>	<u>Lot</u>
MLK	160 Martin Luther King Drive	1326	1.E	<u>25101</u>	<u>55</u>
MLK	124 Martin Luther King Drive	1336	25	<u>25603</u>	<u>3</u>
MLK	92 Martin Luther King Drive	1339	27.B	<u>25602</u>	<u>1</u>
MLK	65 Martin Luther King Dr.	1345	3.A	<u>26401</u>	<u>19</u>
MLK	72 M.L. King Drive	1346	27.A	<u>26402</u>	<u>39</u>
MLK	60 M.L. King Drive	1349	22	<u>26403</u>	<u>1</u>
MLK	540 M.L. King Drive	1952	8	<u>18601</u>	<u>15</u>
MLK	531 M.L. King Drive	1953	K	<u>18503</u>	<u>12</u>
MLK	479 Martin Luther King Drive	1959	D1	<u>19501</u>	<u>28</u>
MLK	481 Martin Luther King Drive	1959	E.1	<u>19501</u>	<u>27</u>
MLK	475 M.L. King Drive	1959	B.1	<u>19501</u>	<u>30</u>
MLK	483 M.L. King Drive	1959	F.1	<u>19501</u>	<u>26</u>
MLK	493-495 Martin Luther King Drive	1960	F	<u>18504</u>	<u>28</u>
MLK	427 Martin Luther King Drive	1978	14	<u>21101</u>	<u>32</u>
MLK	69 Ege Avenue	1982	20	<u>22501</u>	<u>24</u>
MLK	284 Martin Luther King Drive	1987	8.A	<u>23202</u>	<u>75</u>
Monticello	222 Monticello Avenue	1910	3.A	<u>15005</u>	<u>3</u>
Monticello	220 Monticello Avenue	1910	4.B	<u>15005</u>	<u>1</u>
Monticello	185-87A Monticello Avenue	1920	106	<u>16702</u>	<u>21</u>
Monticello	134 Monticello Avenue	1927	F.1	<u>16902</u>	<u>12</u>
Monticello	124 Monticello Avenue	1927	39	<u>16902</u>	<u>7</u>
Ocean/Bayview	480 Ocean Avenue	1472	12.B	<u>25201</u>	<u>1</u>
Ocean/Bayview	504 Ocean Avenue	1474	4.D	<u>24102</u>	<u>78</u>
Ocean/Bayview	520 Ocean Avenue	1475	2.A	<u>24101</u>	<u>77</u>
Turnkey	184.5 Stegman Street	1318	15.B	<u>25001</u>	<u>59</u>
Turnkey	461 Ocean Avenue	1324	28	<u>25101</u>	<u>26</u>
Turnkey	459 Ocean Avenue	1324	29	<u>25101</u>	<u>26</u>
Turnkey	138 Fulton Avenue	1330	12	<u>25704</u>	<u>32</u>
Turnkey	110 Fulton Avenue	1331	8	<u>25804</u>	<u>1</u>
Webster Ave	178 Webster Avenue	766	2	<u>2905</u>	<u>30</u>
Webster Ave	180 Webster Ave.	766	3	<u>2905</u>	<u>31</u>

XIV. OTHER PROVISIONS TO MEET STATE REQUIREMENTS

In accordance with NJSA 40A:12A-1 et seq., Chapter 79, Laws of New Jersey 1992, know as the “Local Redevelopment and Housing Law,” the following statements are made:

- A. The objective of this plan is to redevelop or rehabilitate each individual property in accordance with land use, density, and design standard objectives and criteria for the surrounding environment. In addition, this Plan’s primary development requirement is to conform with the surrounding zoning. Therefore, this Plan almost exclusively pursues the same objectives upon which the Municipal Zoning Ordinance is based.
- B. Requirements for proposed land uses and building requirements are contained within the Plan herein.

- C. All of the buildings contained within this Redevelopment Area are vacant; therefore, an estimate of the extent to which decent, safe and sanitary dwelling units affordable will be available to displaced residents in the existing local housing market is not required.
- D. The Plan herein has a significant relationship to the State Development and Redevelopment Plan, adopted pursuant to the “State Planning Act,” P.L. 1985, c.398(C.52:18A-196 et al.). By enabling investment into vacant buildings to occur in an area of existing urban infrastructure, this Plan advances the state plan’s policy of promoting investment in urban areas and urban revitalization.